



# Westfield - Washington Township

## Board of Zoning Appeals

April 18, 2005

7:00 P.M.

Assembly Room  
Westfield Town Hall  
130 Penn Street  
Westfield, IN 46074

### A G E N D A

#### OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes:

March 21, 2005

#### OLD BUSINESS **20495 Horton Road**

**0410-VS-031:** 20495 Horton Road – Michael and Lydia Brunner are the appellants and requesting a Variance of Development Standard from WC 16-04-030-(B) 5 (a), Residential Districts, Agriculture/Single Family 1 (SF -1), Minimum Lot Frontage on Road, a minimum of two hundred fifty feet (250) to 101 feet.

**Continued to May 2005**

#### 16405 Joliet Road

**0503-VS-014:** 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.030.2 (a) Accessory Building section. The Appellant is requesting to construct a new accessory build (barn/stable) prior to the erection of the principal building on a site that is zoned AG – SF 1.

**Public Hearing**

**0503-VS-015:** 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.100 2 c (2) (ii) Accessory Building section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed in front of the principal structure. The parcel is zoned AG – SF 1.

**Public Hearing**

**0503-VS-016:** 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.030 B 1 Residential District section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed within two-hundred feet (200') of a side property line. The nine (9) acre parcel is zoned AG – SF 1.

**Public Hearing**

#### 318 North Union Street

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**0411-VS-035:** 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of Maximum Building Height requirement, WC 16-04-030-E-7. The parcel is zoned Single Family Three (SF-3).  
**Public Hearing**

**0504-VS-019:** 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of off street parking and loading requirement, WC 16-04-120-2-e,f. The parcel is zoned Single Family Three (SF-3).  
**Public Hearing**

**0504-VS-020:** 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of landscaping, buffer yard requirement, WC 16-06-060. The parcel is zoned Single Family Three (SF-3).  
**Public Hearing**

**Corner of 181<sup>st</sup> Street and Market Court (east of US Highway 31)**

**0501-VU-002:** Northwest corner of 181<sup>st</sup> Street and Market Court (just east of US Highway 31 and 181<sup>st</sup> Street) – Ken Fineis. The Appellant is requesting use variances WC: 16-04-070.2 to allow a list of prohibited land uses to occur on site at the Northwest corner of 181<sup>st</sup> Street and Market Court (just west of US 31 and 181<sup>st</sup> Street). The parcel is located in the US Highway 31 Overlay Zone and the underlying zoning of General Business (GB).  
**Public Hearing**

**0501-VS-002:** Northwest corner of 181<sup>st</sup> Street and Market Court (east of US Highway 31) – Ken Fineis. The Appellant is requesting a standard variance WC: 16-04-070. (7) to allow a reduction in landscaping to occur on site at the Northwest corner of 181<sup>st</sup> Street and Market Court (just west of US 31 and 181<sup>st</sup> Street). The parcel is located in the US Highway 31 Overlay Zone and zoning is General Business (GB).  
**Public Hearing**

**17913 County Line Road:**

**0502-VS-004:** 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards WC: 16.04.165.D.2 to allow delaying the installation of a sidewalk along the front of the property. The site is located on County Line Road  $\pm$  one-half (1/2) mile north of State Highway 32 and zoned AG-SF1.  
**Public Hearing**

**0502-VS-005:** 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards WC: 16.06.060 to reduce the bufferyard plantings from the entire property line to the areas of impacts. The site is on County Line Road  $\pm$  one-half (1/2) mile north of S.R. 32 and zoned AG-SF1.  
**Public Hearing**

**NEW BUSINESS**

**05-04-VS-017:** 3301 State Road: Flynn and Zinkan and Barker, LLC The Appellant is requesting a variance from WC: 16.04.050, (H) (6), reduction of side yard/external street set back. The reduction is from sixty (60') feet to thirty (30') feet.  
**Public Hearing**

**05-04-VS-018:** 301 East Main Street: Tim and Marian Pyron: Nature's Cottage. The Appellant is requesting a variance from standards WC: 16.08-010 (G) (3) (b) to allow the installation of a sign within five (5') feet of the right of way or property line. The  $\pm$  one-half (1/2) acre, zoned LB – H.  
**Public Hearing**

**Corner of State Road 32 and Carey Road**

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**05-04-VS-021:** Corner of State Road 32 and Carey Road: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,6 a, to allow the front yard setback to be reduced from sixty feet (60') to twenty feet (20'). The parcel is zoned local business (LB).

**Public Hearing**

**05-04-VS-022:** Corner of State Road 32 and Carey Road: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,6,c, to allow the side yard setback to be reduced from fifteen feet (15') to zero feet (0'). The parcel is zoned local business (LB).

**Public Hearing**

**05-04-VS-023:** Corner of State Road 32 and Carey Road: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,6,e, to allow the rear yard setback to be reduced from twenty feet (20') to ten feet (10'). The parcel is zoned local business (LB).

**Public Hearing**

**05-04-VS-024:** Corner of State Road 32 and Carey Road: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,7, to allow the removal of the landscaping requirement. The parcel is zoned local business (LB).

**Public Hearing**

**05-04-VS-025:** Corner of State Road 32 and Carey Road: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,7,a, and b, to allow the parking within ten (10') feet and thirty (30') feet respectfully from the right of way. The parcel is zoned local business (LB).

**Public Hearing**

**05-04-VS-026:** Corner of State Road 32 and Carey Road: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,8, to allow the construction of a structure that is in excess of the 1:3 proximity slope requirement. The parcel is zoned local business (LB).

**Public Hearing**

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